

NEWINGTON TOWN PLAN & ZONING COMMISSION

August 8, 2007

Regular Meeting

Chairman Vincent Camilli called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in Conference Room 3 at the Newington Town Hall, 131 Cedar Street, Newington, Connecticut

I. ROLL CALL

Commissioners Present

Commissioner Camilli
Commissioner Cariseo
Commissioner Fox
Commissioner Kornichuk
Commissioner Pruett
Commissioner Schatz
Commissioner Ancona

Commissioners Absent

Commissioner Ganley
Commissioner Andersen

Staff Present

Ed Meehan, Town Planner

Commissioner Ancona was seated for Commissioner Ganley.

II. PUBLIC HEARINGS

A. PETITION 36-07 2414 Berlin Turnpike, J.C.J. Associates, LLCowner, Filip Milios, 19 Southwood Road, Newington, 06111 applicant, request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone District.

Alan Bongiovanni: Thank you, good evening Mr. Chairman, Members of the Commission, Staff. For the record, my name is Alan Bongiovanni, 170 Pane Road here in Newington, representing Filip Milios the applicant and J.C.J. Associates, property owner in this application for a special permit for restaurant use. I'm sure most of you are familiar with the location of the site. It is 2414 Berlin Turnpike. It is one of the two homes at the south end of the site that were built by Variety Homes. The southern home building, which is a house which is occupied by Variety Homes. The subject building has been for the last several years One Hour Moto-Photo and then the main building is the A & P Liquor and there is a print shop and a vacuum store and in the back there is a warehouse. The applicant is proposing to reuse the existing building with no true modifications to the building with the exception of placing on the concrete a cooler for the restaurant service and some patio outdoor dining area in the front on the site. The applicant is proposing a Greek family style restaurant. It is primarily going to be take out. The inside of the building has about 400 square feet of space that would be dedicated to the public, up to twenty chairs, seats at tables and that would be dictated by the Fire Marshal but he suspects that he would be able to have twenty seats and hopefully seat about twenty people in the exterior of the building in the nice weather on a paver patio. The plan doesn't detail that portion of it, but we would work that out with the planner, something that would be suitable. As I said, it's a Greek style restaurant,

gyros and such, similar to a grinder shop. Mr. Milios has owned thirteen restaurants over the years, he has sold all of the establishments over the years, has been very successful in the business and is looking to open this business for members of his family to continue in the restaurant business.

Hours of operation would be probably from ten, ten-thirty in the morning to probably ten to eleven o'clock most nights, possibly twelve o'clock on a Friday or Saturday night, and he intends to open seven days a week. As I said, this would be primarily a take-out restaurant, he has, based on his experience with many restaurants is proposing to operate the same type of business and he feels that when word gets around that take-out will again be successful in this location as it has in his other locations. I think that is basically it. The site is served by city sewer and water, again it is an existing facility, the curb cuts are there, the parking is there, and that we will address on the site plan. If you have any questions, I'd be happy to answer them.

Chairman Camilli: Ed, did you want to start?

Ed Meehan: Most of my questions were answered except for the parking which I think might be appropriate to talk about under the Special Exception because it is a waiver of twenty-four spaces. Has the applicant done any time of day investigations out there, to see what the other tenants in that plaza are demanding for parking?

Alan Bongiovanni: We talked about that when Mr. Milios came to see me, I think it was late May, early June, initially about the project, we pulled out a previous survey we had on the site. We talked specifically about that. From my experience, numerous years in the Town of Newington, working within a half a mile of this site for many years, that it's a, the major tenant here, the major traffic generator of this plaza is the A & P Liquor Store. You know, maybe at New Years, or at Christmas time, they may have a high volume of cars, it's never been my experience to see the southern end of the parking lot being filled. To answer your question Ed, the time of year is not appropriate for us to study peak times. We know that the holiday times at the liquor stores are busy; Variety Homes, I've never seen more than two cars in the lot there, Vacuum Village I shop at and I have been there with one other customer and very seldom see more than one or two cars in that location, the warehouse in back I think has one car and then you have Pronto Printer which probably has a couple of employees and maybe a couple of cars. For the vast majority of the year probably twenty to thirty percent of the parking lot is being utilized on this site. It is my estimation of the peak times, when the liquor store would do its best business around the holiday season, it's still probably only half of the site. The, to go over the parking table real quick, Retail Homes Sales, we have estimated four spaces being required, I think that is an over-estimation. Two for employees, two for customers, the retail store per our regulations, we included the entire building, six spaces per thousand square feet, for 14,480 square feet requiring eighty-six parking spaces. Ten parking spaces for the proposed restaurant use and then the warehouse only needs one space. Under the current use this site per our regulations does not have enough parking for the site. The, I think through experience as in other sites along the Berlin Turnpike our parking regulations are not always up to speed with the actual uses. This is one of those cases where given the uses on the site, there are excess parking spaces even though it doesn't meet the requirements.

Chairman Camilli: Does the patio take away any parking spaces?

Alan Bongiovanni: No, it does not. It's a little lawn area immediately in front of the building.

Chairman Camilli: How many tables are you going to be putting out there?

Alan Bongiovanni: Probably five tables, four seats apiece is looking to seat twenty people out there.

Chairman Camilli: Twenty out, and how many tables inside?

Alan Bongiovanni: Maximum of twenty seats, he's looking for four to five booths.

Ed Meehan: I haven't seen a floor plan, but you would need rest room facilities. His 435 square feet is about half the size of this room.

Alan Bongiovanni: It's very small, it's mostly take-out. The whole building is eight or nine hundred square feet.

Ed Meehan: 928 square feet. Where is he going to get deliveries? Is there a side door to get in the driveway there?

Alan Bongiovanni: The sidewalk, a concrete sidewalk comes here, he is proposing again to occupy the concrete pad with a cooler, and they would hand truck the material, the food and such to an outside door in the cooler.

Ed Meehan: Does he operate a restaurant in Newington now?

Alan Bongiovanni: He does not own any restaurants now. If you like, Mr. Milios can come up and identify himself and answer any specific questions you may have about the operation of the restaurant.

Filip Milios: I live here in town, and just to say something about, did I operate a restaurant, yes I did. In 1979 I operated a pizza restaurant on Market Square, Market Square Pizza for about a year and a half, and my sister and brother-in-law took that over from me for several more years after that. I always had a restaurant in the family in East Hartford, C & E Pizza. If you have ever been on Burnside Avenue on the way to Manchester, on 44, Burnside Avenue, we have been there since 1974 and we still own the property, however I sold the business to attend to more family matters and now that my children have grown, and in college, they would like to stay occupied again with restaurant work, so and I live in town, and that is what I like to do is open a Greek cuisine, something on a smaller scale than what I used to do before. It will be a nice place, and I'm sure all of you will see a great operation. I'm a respectable businessman, I follow rules and regulations. I know the liquor laws well, the health codes very well, I have a good record from the past and I respect the food industry as well as the consumers that are consuming food. If you have any questions, I'd be happy to answer them.

Chairman Camilli: No, I don't have any questions, it's just the question of the parking, we don't have questions on the operation of the restaurant. Are we going to have a site plan Ed, with the waiver and all that?

Ed Meehan: Yes.

Chairman Camilli: Okay, any questions from the Commission? Anyone from the public wishing to speak in favor? Against? I think we can close this.

B. PETITION 37-07 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milios, 19 Southwood Road, Newington, 06111 applicant, request for liquor permit restaurant use, Special Permit Section 6.6 B-BT Zone District.

Alan Bongiovanni: Good evening again. For the record, my name is Alan Bongiovanni, representing the applicant Filip Milios and the land owner, J.C.J. Associates in this application for a special permit to allow liquor use. As you heard in the previous presentation Mr. Milios is going

to create a Greek cuisine restaurant with approximately twenty seats inside and seasonally twenty seats outside in the patio area in the front of the building, and the applicant is requesting permission to be able to sell beer and wine on premises for his patrons that do dine at the facility.

Chairman Camilli: So it's not a full liquor license?

Alan Bongiovanni: It's not a full liquor license. I have on the board a radius map as required by your regulations. It shows the 500 hundred foot radius. The closest liquor license and it's a full liquor license is Puerto Vallarta restaurant, and per the regulations, the radius is five hundred feet door to door, their door is 563 outside of the area of separation required by the regulations.

Chairman Camilli: Any questions? I don't have any questions, you would give us the same story again. Any one from the public wishing to speak in favor, against? So we will close Petition 37-07.

Alan Bongiovanni: Thank you.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes.)

None.

IV. MINUTES

July 25, 2007

Commissioner Pruettt moved to accept the minutes of the July 25, 2007 regular meeting. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YES.

VI. NEW BUSINESS

- A. PETITION 29-07 – 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington, LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 applicant, WEX-Puck Realty, LLC owner, request for Site Plan approval, 6,000 sq. ft. restaurant use, PD Zone District. Withdrawn by applicant.**

Chairman Camilli: We have a letter on that?

Ed Meehan: Yes, we have a letter.

- B. PETITION 35-07 475 Alumni Road, Newington Business Park, c/o Quadrelle Realty Services, owners and applicant, represented by Alan Nafis, A-N Consulting Engineers, Inc., 124 White Oak Drive, Berlin, CT 06037 request for Site Plan approval, warehouse/office space expansion with outside yard storage, I Zone. Continued from July 25, 2007.**

Alan Nafis: Good evening, Mr. Chairman, Members of the Commission, staff, my name is Alan Nafis of A-N Consulting Engineers, the civil engineers on this project. You are well aware of the Newington Business Park I know, we've been here many times before as we are filling it up, and hopefully we will be able to fill it up a little more with this project. I'm not going to go over everything that Joe talked about last time, he had the audacity to have a child last week, so he's

out this week learning how to be a dad, so he sent me along, unfortunately you are settling for second best, but you'll have to deal with it.

I would like to go over some of the changes that were made, because we did re-submit a plan here after discussions with the Commission, with the Town Planner and the tenant. I'm going to go through the easy changes first. First of all, I'll give you a little backup here. This is the existing building with Alumni Road in the front, Willard Avenue is off to the side, over here. This is the entrance way back to the A.H. Harris site back here, and ICS actually does have some space in the building right now they are working on, and that is represented by this orange space here.

We are proposing to make some changes to the entrance way, put some parking and some other amenities around the building itself, and then a big part of the deal is putting in the storage space, the outside storage across the street from the building itself. We are going to start with the easy changes that we made here first and that is to the front of the building, along Alumni Road where originally we had basically left the existing pavement, we did some curbing and some landscaping on that side, but there was concern with the way that the front of the building looked, so we came back, put in some parking, some specified parking spaces along the front here, a grass strip in front of the building, a couple of island with trees and we have provided some arborvitae that are actually in front of the location of the vents that are out there right now to kind of shield them a little bit, so that whole area has been kind of beefed up with some additional landscaping, green space and the formalization of the actual parking spaces for here. That's the easy part.

The big change is and I think it is a good thing for the Town of Newington. The tenant is already interested in expanding his space and he has plans for more space in the building itself and to help accommodate that, when it does happen, within the next year or so, he would like to, as opposed to the three acres that he originally asked for, expand the outside storage area to five acres, and that will allow him to plan for his future expansion inside the building and I think that is a nice commitment to our town having an expansion before we even got started out here. It's pretty much the same arrangement as we had before. We have the entrance coming in from the side here, we are revising again the entrance way into the site, which if you think back a number of years was what we had planned originally when A.H. Harris went in. It was always planned to develop this road way, to shift it over enough to get a straight line. That's happening. A lot of that mounded up dirt and what have you is coming down. We've got about a seventy to eighty foot setback, I don't know exactly what that is, of green space in front of the site, an eight foot high fence slatted for privacy all the way around the site, and then the basic storage area that you see here in the white with the stripes through it. Originally we had basically nothing on the western side and all the drainage would go off to the east side of the swale and into a basin at the end. We are doing essentially the same thing, although because it is a larger drainage area, we are splitting the drainage area in half, providing swales on both sides of the site, to bring the water back into another, it's not necessarily for storm water detention, as much as it is for giving the opportunity for the water to, the sediments to settle out in that area, it's kind of like a water quality, as well as these swales which are about 450 feet long, both of them going back, will also provide water quality benefits, this green over here, but will also provide water quality benefits to our drainage coming off the site.

The other change which is consistent with everything that we have done here is that the embankment area and the landscaped area in front has been extended along the whole front of that site, so that everything is pretty much up to the eight foot height of the fenced area here with the vegetation on top of the berm itself. That is the major change that we are looking at, and we are requesting that the Commission consider so that they can do their expansion in town, and have everything that they need to do that.

We did get some comments from the Town Engineer today. I got them just before I left the office unfortunately. For the most part, we don't have any issues with them. There was a question about the information of the storage heights in the lot itself, and those won't be any higher than eight feet, won't be any higher than the fences are. There will be no special equipment back there, truck and fork lifts getting the materials off, and we are still looking at the drainage that I just explained to you now, and a few other things that we can take care of without any issues.

With that, I'm open for any questions. I do have Wes Clough here with me, who does represent Newington Business Park and Bill Liddell from ICS if there are any questions for them.

Chairman Camilli: Did you get the staff report?

Alan Nafis: Yeah, I got that.

Ed Meehan: Maybe I can just summarize and give the Commission members a chance to read it. Basically Alan covered the expansion of the outside parking and storage area. Is your client intending to increase the 70,000 square feet at some point in time? Is that their goal?

Wes Clough: Their goal is approximately 210,000 square feet.

Ed Meehan: 210,000.

Wes Clough: Yes.

Ed Meehan: And, I mentioned in the staff report, and Wes, you were part of that meeting with the Fire Marshal and the Building Inspector, are you going to be able to design the handicapped ramp in that corner of the building to service both ICS and Shuco?

Wes Clough: Yes, we actually, I don't have it on this plan yet, but I put it on a plan that we are doing for Shuco right now for the final building permits. They have a double door coming out right there, we're going to have a platform picking it up, and they are just going to come right down on a ramp. We have plenty of room, so we can get them down and just grade around it.

Ed Meehan: So the fire hydrant won't be in the way?

Wes Clough: The fire hydrant will be over here, we'll be actually right next to the curb, right here.

Ed Meehan: Are you going to put a handicapped space in there?

Wes Clough: We can, yes.

Ed Meehan: I think that is one of the most important things that is in the staff report is the requirements to bring both of these, especially when you are joining two parking lots together, the Shuco parking lot with ICS and making that emergency exit way work. The other comments on the staff report are, clean up the building again, do additional paving would be my recommendation. The paving is in poor condition across the whole front of that site. The site that ICS wants to move into and the area that Shuco is looking to get into. Let's see, what other comments here, the drainage plan is under review by Tony Ferraro, additional calculations were submitted, he's looking at those now. That is pretty much it. Do you have any pictures of what is going to be stored out there?

Alan Nafis: We don't have them with us tonight, but I have been told that you can get them in a number of different ways if you would like. They can be e-mailed to you, that would be the easiest, I would assume that could get them tomorrow morning, or the next day, at the latest. If that's fine, I guess that would be the best way to go.

Ed Meehan: I'm trying to get an idea of the height, the size, you know, are they going to be stacked higher than eight feet?

Wes Clough: No, eight feet is the limit. We just talked with ICS and they will get those to you in the morning.

Ed Meehan: The other thing that I want to call the Commission's attention to is the little notch out in the northwest corner, it's cross hatched, it's something is going to be, in the future for Harris.

Wes Clough: Yeah, we left this open for future expansion of the parking lot for A.H. Harris. We designed it now, so that we wouldn't have to move the pond later.

Ed Meehan: Okay, good.

Wes Clough: We haven't approached A.H. Harris yet, that is something that will probably come up shortly, but as of right now we don't have any plans on that, but that is why we left that area like that.

Ed Meehan: They have been talking to me, and the building department about expanding also.

Wes Clough: Right, correct.

Chairman Camilli: Are you going to expand that building at some point.

Alan Nafis: The building itself?

Chairman Camilli: Yes.

Alan Nafis: No, I don't see that.

Chairman Camilli: Just the storage area?

Alan Nafis: Yes, correct. They will be expanding inside, there is still room.

Ed Meehan: So if I understand what is going on here, the only area that is going to be left is where the Army National Guard was.

Wes Clough: If ICS takes over what their desired space is, then pretty much the main space left would be where the old Army Corps of Engineers were, and a little area between ICS and A.H. Harris.

Ed Meehan: That's a big expansion area. If you visualize it, it goes the full length of the cul-de-sac, about five hundred and fifty feet, so that berm is very important. It's like the berm that was in front years ago, and I think served it's purpose when it was needed.

Chairman Camilli: And the berm is there, right?

Ed Meehan: It's there, it's probably eighty feet, it's what, a three to one slope, so it's pretty wide.

Alan Nafis: Yeah, the good part about it, is we have all this dirt, it helps us out, we're doing our best to equalize what we put there and what we take off of there, so it has worked out well.

Chairman Camilli: Any questions from the Commissioners? Are you satisfied with this?

Ed Meehan: Well, I think we need the revised, we need the drainage clarified, that is under review and then we need the revisions that Alan is talking about, to show that handicapped area, and we'll look it over.

Alan Nafis: We'll get that into you by, well, next week at the latest.

Ed Meehan: We will look it over and see if it's in shape to vote on for the 22nd.

Chairman Camilli: Are you satisfied with this.....

Ed Meehan: Well, I recommending several things here, as we did with Shuco, and putting on the table tonight, repaving and fixing the curbing in that area.

Chairman Camilli: Do you have a problem with that?

Wes Clough: I don't have a problem,.....

Alan Nafis: I think what we would like to do, certainly there is broken up pavement out there, hopefully we can get someone to look at it, and maybe we can just mill and overlay it and that....

Ed Meehan: I'm not talking about a full replacement.

Alan Nafis: It's been there a long time, so the base is probably pretty good.

Ed Meehan: A new surface, it's broken and it's been cut up and it's going to be cut up when they do their construction, so it's a good change to get everything pulled together.

Chairman Camilli: Okay, I just want to make sure that we have it all on the table. Okay. We will continue this until we have all the information.

C. PETITION 38-07 2414 Berlin Turnpike, J.C.J. Associates, LLC owner, Filip Milios, 19 Southwood Road, Newington, 06111 applicant, request for Site Plan approval, restaurant use, (475 sq. ft. open to public use) and waiver of required parking count, B-BT Zone District.

Alan Bongiovanni: Good evening, again. For the record, my name is Alan Bongiovanni representing Filip Milios, the applicant and J.C.J. Associates the owner of the 2414 Berlin Turnpike. For the record, the actual address of the entire property is 2394-2418 Berlin Turnpike. As I said in the previous presentation, not to beat a dead horse, it's an existing site. There are four buildings on the site, a large retail building, a warehouse to the east or the rear of the retail building, what was the One Hour Moto-Photo, and then a home sale contractor, Variety Homes that builds shell homes, that has been in this location for years, decades, I guess.

This is a site that would accommodate conversion of a 925 square foot building to the restaurant which is primarily going to be a take out establishment with twenty seats for the public inside and twenty seats seasonally outside on the patio. As the site exists today, there are seventy-seven parking spaces on the site. The use when this was retail would probably require somewhere around ninety-six spaces. Historically this site has never utilized the amount of parking that is available on site today. As I said previously, the peak time for this site, the major tenant of this site, the liquor store, the peak times would be holidays, Thanksgiving, Christmas, New Year's and probably some other holidays throughout the season, but there is quick turnover times, people go to the package store, don't spend an awful lot of time, buy what they need and then leave, and it's been my experience that any of the parking to the south of the retail building, given any time of year, I really have never seen this parking overflow into that area. One, it's a longer walk, but I

just don't think the demand on that site for the amount of parking is there. By the regulations, we have to ask for a waiver of 24 spaces, because that is what the regulations call for. Given the square footage as detailed in our parking schedule, per Section 6.1.1 (C) we are required to have 101 spaces. We have 77 spaces, we're asking for a waiver of 24 spaces to allow this 925 square foot building to be reused as a restaurant. If you have any questions, I'd be happy to answer them.

Chairman Camilli: I don't really have any questions, the thing is just the matter of waiving the parking spaces as far as I'm concerned. Without the patio, I don't think there is a problem, but with the patio I just want to pose, is there a change that it would be overcrowded?

Ed Meehan: Well, as he said, twenty more seats, could be.....

Chairman Camilli: In terms of cars, could be ten more cars. I don't see it as a problem, I just wanted to work this out.

Commissioner Pruett: I'm very aware of the location and I think there is ample parking, especially his busy time could be five to seven, I don't see that, the printer closes at five o'clock, I think the other store closes at five, the liquor store is open until nine, I don't see that there would be a problem.

Chairman Camilli: I don't either, but I just wanted to put it out for discussion.

Ed Meehan: I'm just curious, do you know if the owner has a license agreement for the 27 spaces in the state right of way? I don't think the state is going to swoop in and take them away from you, but....

Alan Bongiovanni: I don't believe that there is. They pre-existed, it's been my experience working with the DOT along the Berlin Turnpike and other highways such as this, unless they go to expand it, or remodel the existing use and redevelop it, the state doesn't step in. It's kind of an unwritten rule, they allow it to continue as many establishments along the Berlin Turnpike have.

Ed Meehan: A third of the spaces are on public property.

Chairman Camilli: What happens if they ever want to expand the road?

Ed Meehan: They could exercise their right, and put a lane in there.

Chairman Camilli: Put a lane in there, and they what happens to the parking?

Ed Meehan: You are going to lose 27 spaces.

Chairman Camilli: That's tight, but I don't think we worry about that, at this point. .

Ed Meehan: What is the anticipation of the patio? Is it going to be brick pavers, concrete?

Alan Bongiovanni: It would be a brick paver, I talked to the owner, we can provide you with a sample of that. He would like to do some ornamental fencing around it, something tasteful, possibly the wrought iron look, but low maintenance aluminum style, to delineate what is dining area, what is sidewalk and parking, so that people don't wander in and out without some control.

Ed Meehan: Are they going to be serving liquor out there? Are you going to be able to take a beer out and have a slice of pizza, he has to keep it enclosed.

Alan Bongiovanni: I'm not sure how the liquor license works, that's controlled by the state.

Chairman Camilli: Doesn't it have to be fenced?

Ed Meehan: I believe so.

Alan Bongiovanni: I would think the liquor would be permitted, if it's permitted inside....

Ed Meehan: It's permitted, does it have to be enclosed?

Filip Milios: It will be in an enclosed area, and it will be served by a wait staff, so whatever applies for inside, will apply for outside also, so it's not consumers walking around. It's sit down and basically family style type, and that is why we are looking for a beer and wine license, we don't want to attract a party type crowd.

Chairman Camilli: As far as the patio, will you work with the Town Planner as far as the materials....

Alan Bongiovanni: Absolutely, we'll submit the materials.

Ed Meehan: Lighting, did we talk about any lighting out there?

Filip Milios: There will be ornamental lighting.

Alan Bongiovanni: We'll provide the lighting detail before the next meeting.

Ed Meehan: We'll need some details, lighting.

Chairman Camilli: If we approve this, don't we need to know that before we move forward.

Ed Meehan: I think the least you need to know is, it's going to be brick pavers, it's going to maybe have a stone enclosure with ornamental fencing, a couple of lights, you need to see that.

Alan Bongiovanni: Mr. Chairman, we will provide that before the next meeting. We wouldn't expect action until (inaudible.) We will provide that before the next meeting.

Commissioner Fox: Through the Chairman, just to clear up in my mind, the patio, it will be enclosed, the only access to the patio will be through the restaurant?

Filip Milios: Through the restaurant from the inside, yes.

Commissioner Fox: I think that's what the Planner, if I'm not mistaken was getting at.

Chairman Camilli: Okay, anyone else.

Alan Bongiovanni: Thank you very much.

Chairman Camilli: Thank you.

VII. OLD BUSINESS

Chairman Camilli: I don't think we have to do 27-07, that has been withdrawn, right, we don't have to read it.

Ed Meehan: The next two have been withdrawn.

Chairman Camilli: 27 and 28 have been withdrawn, so we don't have to read those. We'll go onto 30-07 please.

- A. PETITION 27-07 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington CT 06111 applicant, WEX-Puck Realty owner, request for Special Exception Section 3.19.1 Restaurant Use, PD Zone District. Withdrawn by applicant.**
- B. PETITION 28-07 2909 Berlin Turnpike, former Krispy Kreme property, ODG-Newington LLC, c/o Attorney Vincent F. Sabatini, One Market Square, Newington CT 06111 applicant, WEX-Puck Realty owner, request for Special Permit Section 6.6 Liquor Permit Restaurant Use, PD Zone District. Withdrawn by applicant.**
- C. PETITION 30-07 Fenn Road at intersection of Cedar and Fenn, Fenn Road Associates, LLC, owners and applicant, 1481 Pleasant Valley Road, Manchester, CT 06042 represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for Special Permit Section 6.4 Removal of Earth, I (Industrial) Zone District. Inland Wetland Agency Report Required. Hearing closed July 11, 2007. Sixty-five day decision period ends September 14, 2007.**

Commissioner Ancona moved that Petition 30-07 Fenn Road at intersection of Cedar and Fenn, Fenn Road Associates, LLC, owners and applicant, 1481 Pleasant Valley Road, Manchester, CT 06042 represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for Special Permit Section 6.4 Removal of Earth, I (Industrial) Zone District be postponed to August 22, 2007 to receive the report from the Newington Inland Wetlands Agency.

The motion was seconded by Commissioner Kornichuk. The vote was unanimously in favor of the motion, with seven voting YES.

Chairman Camilli: Motion passes.

- D. PETITION 31-07 2550 Berlin Turnpike, Turnpike Motors, Douglas Fernandez, Sr. and Judith M. Fernandez owners and 37 Ann Street, LLC, represented by Barry Lustig, P.O. Box 354 Carle Place, N.Y. 11514 request for Special Exception Section 6.2.5 Directory Sign, B-BT Berlin Turnpike Business Zone District. Sixty-five day period ends September 28, 2007.**

Commissioner Cariseo moved that Petition 31-07 2550 Berlin Turnpike, Turnpike Motors, Douglas Fernandez, Sr. and Judith M. Fernandez owners and 37 Ann Street, LLC, represented by Barry Lustig, P.O. Box 354 Carle Place, N.Y. 11514 request for Special Exception Section 6.2.5 Directory Sign, B-BT Berlin Turnpike Business Zone District be approved based on the directory sign submitted by the applicant at public hearing July 25, 2007 showing a 9' x 10' two sided design, maximum height not to exceed 12', plan prepared by Artfx Signs, dated 7-6-07.

This directory sign is constructed and located at the northwest corner of Ann Street and the Berlin Turnpike, on private property of 2550 Berlin Turnpike.

This directory sign may be internally lighted. Electrical service shall be located underground. The Commission reserves the right to require the lighting to be adjusted if it determines it to be a traffic safety hazard. Prior to the erection of the sign zoning and building permit shall be obtained.

The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YES.

Chairman Camilli: Motion passes

E. PETITION 34-07 43 Vivian Street, Sandra B. O'Leary-Monterio owner and applicant, request for Special Exception Section 6.14 Residual Lot Single Family Home, R-12 Zone District. Sixty five day period ends September 28, 2007.

Commissioner Kornichuk moved that Petition 34-07 43 Vivian Street, Sandra B. O'Leary-Monterio owner and applicant, request for Special Exception Section 6.14 Residual Lot Single Family Home, R-12 Zone District be approved based on the following findings by the Commission:

1. The applicant has submitted the required documentation, plot plan and building elevations as required by Section 6.14 revised effective December 1, 2006.
2. The use of this property for a single family home complies with the Zoning Regulations Basic Requirements, Section 1.2 and Height, Area and Yard Requirements, Section 4, as amended December 1, 2006.
3. The use of this property for a single family home is compatible with adjacent homes n Vivian Street as shown on "Improvement location Survey" Revised dated 6-26-06, prepared by BGI and exterior building elevations by Classic Home Design, LLC dated 1-28-05.

The motion was seconded by Commissioner Cariseo. The vote was unanimously in favor of the motion with seven voting YES.

Chairman Camilli: Motion passes unanimously.

**Bond Release
Brescia Re Subdivision
6 Pfister Drive**

Commissioner Fox moved that the \$6,000 performance bond held for completion of lot grading and landscaping at 6 Pfister Drive be released, all work having been sufficiently completed.

The motion was seconded by Commissioner Pruett. The vote was unanimously in favor of the motion, with seven voting YES.

VIII PETITIONS FOR SCHEDULING (TPZ August 22, 2007 and September 11, 2007)

- A. PETITION 32-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033, request for Special Exception Section 3.11.3 B-Business District. Schedule for Public Hearing August 22, 2007.
- B. PETITION 33-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033, request for Site Development Plan, Section 5.25 B-Business District. Schedule for Public Hearing August 22, 2007.
- C. PETITION 39-07 – 2551 Berlin Turnpike, Joseph Cody Jr., applicant, 687 Arch Street, P.O. Box 876 New Britain, CT 06050, 2551 Berlin Turnpike, LLC, owner request for site plan modification, PD Zone District. Schedule for presentation August 22, 2007.
- D. PETITION 40-07 – 129 Willard Avenue, Gibbs Oil Company L.P. owner and applicant, attention: Eric Knapp, Esq., 148 Eastern Blvd., Glastonbury, CT 06033 request for Special Exception, Section 3.11.6, Food Service, B-Business District. Schedule for Public Hearing August 22, 2007.

Chairman Camilli: We can do Petitions for Scheduling, anything Ed?

Ed Meehan: A couple of petitions have come in since the agenda was mailed out. Site plan and Special Exception for LA Fitness to reuse the Stickley-Audi building at Stew Leonards, Sam's Plaza, whatever you want to call it. It's a 50,000 square foot reuse, very ambitious plan. They are only changing a little of the site plan to add additional parking where there is a loading dock, other than that, it's all interior renovations and it's ready to present to you at public hearing on the 22nd. Also received plans just this afternoon that probably should wait until the September meeting for the reuse of the OFI Furniture Store on the Berlin Turnpike by Hoffman Guns. Scott Hoffman has been in with his designers several times. They want to move from the building across the street, enlarge it, and have a, the unique thing about this is that they would like to have an area to train in skills and shooting. So you would have shooting classes in here, so that does, I wouldn't call it recreation, but it's a place of assembly, so that has both building and planning issues as far as parking, so the whole look of that building is going to be changed, and then already scheduled on the 22nd, the redevelopment of the property up on Willard Avenue for the gas station. So that's where we are right now, those are the projects going in.

Chairman Camilli: So business is booming at Hoffman's, with all of the incidents but they always do well. I've seen a lot of cars there.

Commissioner Cariseo: Disposing of lead a problem?

Ed Meehan: Lead is a problem. They have a special design, or when they do target shooting, they could use something else instead of lead.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

None.

X. REMARKS BY COMMISSIONERS

None.

XI. STAFF REPORT

A. Bond Release – Brescia Re: Subdivision Pfister Drive.

Discussed Under Old Business

B. 2553 Berlin Turnpike – revised plan for Holiday Inn Express – minor building footprint and façade modifications.

Ed Meehan: I want to take a couple of minutes and bring you up to date on the Holiday Inn Express. I have been spending time with the architect and with the designer for this project. It was approved several months ago by this Commission and was approved, this is the site plan, one way in and out of the Berlin Turnpike, front canopy portico, the site is basically lower than the adjoining property, except for this corner here. They didn't really, they called it Comfort Suites, but they didn't really have a contract with Comfort Suites, so they gave you just that square plan. They now have negotiated with Holiday Inn Express and that plan, not a great deal of difference at all, this is a tough site, I just want to make sure the Commission knows what is going on here. Still one hundred rooms, everything else stays exactly the same, the parking, the drainage, the retaining wall, the buffers to the west, and the building got a little smaller, more definition to the building. Still the same travel in and around the building, so I don't think it calls for a site plan modification, it's so small, these indentations are going to be landscaped.

Commissioner Cariseo: Looks like it's going to look nicer.

Ed Meehan: It will make it look nicer. The elevations now, see what the development.....

Chairman Camilli: What is the roof going to be?

Ed Meehan: The roof is architectural shingles, except for the front canopy which is going to be a red steel roof, that is Holiday Express's (inaudible), has to be a steel roof. The rest is going to be architectural shingles. By doing those vents, what they were able to do was those little bump outs, so you get shadow lines, and the building will kind of be divided into three parts. The other two changes, they raised the amount of stone, brought it up higher, and then in the front, the whole column in front is going to be stone, and it's going to be like for color, they are calling it a fieldstone gray, cream and then white trim, so this is under contract. The site contractor who originally started the work is not on the job any more and the town engineer met with the guy who is going to do the work, who seems much more with it, he understands what we mean by erosion control measures, things like that, so we are looking forward to the start of this project. There were questions about it from the neighbors, there were questions about it from, actually Hoffman Gun which is right next door was asking what was going on, as did Cody Plaza to the north.

Commissioner Pruet: Rooms are still.....

Ed Meehan: Still one hundred rooms, small meeting area, typical breakfast area in the morning, things like that.

Commissioner Ancona: Mr. Chairman, I love it, I think it's a beautiful addition to that spot. Just one question, the back of that building, can that be seen from, I guess I'm not sure where it, I know where it is, but are there neighborhoods behind that?

Ed Meehan: Yeah.

Commissioner Ancona: Can you see the back of that from the houses?

Ed Meehan: I think you are going to see the top part of this.

Commissioner Ancona: What is that going to look like from....

Ed Meehan: Well, these properties to the west, Gail Circle are, the closest house is down around here, so it's pretty steep, I think their sight line may be up over the top, but as you get further away, the beginning of the cul-de-sac, you are going to see the back of this, I think you are just going to see the top part. I don't think it is going to be very well lit, it's not going to be bright, so initially you will see a good part of that, as the landscaping matures and gets taller, you will see less and less of it.

Chairman Camilli: We, you weren't on the Commission at the time, but we took care, there was fencing, we did try to do the screening for the neighbors I know when they....

Commissioner Ancona: Okay, it just looks like a windowless building from the back, I mean, it's a nice building....

Ed Meehan: Well, there won't be any lights shining into anybody's windows then.

Commissioner Ancona: All right.

Chairman Camilli: The last thing listed on there, the Planner wants to go over some opportunity sites on the Plan of Development, what we call Opportunity sites.

Ed Meehan: I want to get back into the Plan of Development, we put it on the back burner, we got really busy and I thought we had a window of opportunity this summer, but it seems that we are going to get busy again. One of the things that we talked about when we did the vacant land, we looked at sites, what is left in Newington and we realized that there weren't a lot of sites left. We also talked about sites that could be redeveloped, or reused or re-zoned to attract a certain type of development that the Commission wants to move in, bring in to town. So this is a combination of some vacant sites, I think most of the people sitting around this table know about, but also possibly reuse sites that have been talked about in the past or have not been talked about publicly too much in the past.

Let me start and go clockwise, counterclockwise, first you've got, down this end of town, the Halter Property on Culver Street. All vacant land, that's where the bee farm is, twenty-seven acres, all in the half acre zone, everything around here half acre except for Cobblestone and Apple Hill. That site is, you know, could be a site where the Commission, you keep it R-20 or do you, if someone comes in and says this is a transitional site between Lowe's and Apple Hill and Cambridge Arms, so maybe it's like where you may have some pressure on to change the zone. Then you go up here, you have the golf range, which we know is under contract and the southern end of the Libretta piece, thirteen acres where we had an application for fill here, also a lot of rumors of what is going to happen to the Grantmoor and this land, so there is a site that is a sensitive site, because of the wetlands on the front side, the topography and the residential on the back side. Again, a vacant land piece, but a tough site to develop.

Eleven acres, the only piece left of the Peckham Farm at the corner of Deming and Griswoldville, all in the half acre zone. A lot of frontage on Griswoldville, no access from Barn Hill, some access from Deming, but the access from Griswoldville is going to be tough because of the sight lines, and we know the speeds on Griswoldville.

Over ConnDot property, the back of ConnDot property, between the Griswold Hills and Waverly Drive a long stem of open space. I've always thought this should just stay open space probably in its natural condition, because it does provide some buffer between the higher density apartments and the single family homes, it's tough land, it's steep in there.

You go down Kitts Lane, this property, we know it as, some of it is owned by Zapatka, and there is some other vacant land in here that is owned by Stamm going up the hill. It's all in the Berlin Turnpike Business Zone and has been looked at by other commercial developers, in fact LA Fitness looked at this site, trying to figure out a fitness center, but the property goes straight up a hill, but that is probably going to be on the market if it isn't on the market now.

Then you go over into the Town Center, just trying to finish up things in the town center, a couple things that need to be done in the town center as far as municipal parking lot, is to try to get the Bonelli piece. It's a one acre piece, not quite one acre behind Cugino's. It's the area that the town maintains with trees and grass. We need to get that to finish off the municipal parking lot and in conjunction with that, some time in the future, we need to talk about drainage in the town center, we don't have any real form of drainage planned for the town center, property that the town owns.

The next two big pieces which I would call key opportunity sites, Hartford Hospital's land, along Constance Leigh, and then north of Genova Drive. You've got between the two, you've got almost fourteen acres of land in here. It's key to the town center.

Of course you have the Balf piece, up here, sixty acres in the half acre zone, I would identify it, but again, this twenty-eight acres which is now owned by a private developer, we just put our open space application in on that, got the appraisals last week, so that is before the DEP for an open space grant, and then the Lowe piece which is now under the control of Hunter Development, and I was telling the Chairman this afternoon, the mylars were submitted for that today. We will look them over before we will present them to Vinnie and the Chairman of the Conservation Commission, but they have apparently moved far enough along to have their engineers prepare the mylars and get them signed. I thought they would take a little bit longer, but they must want to move forward.

Long range, but what is the State going to do with Cedarcrest? A big piece of property, part of the ridge line system, seventy acres of land up there, a lot of those buildings aren't being fully utilized, so there may be some opportunities for the town, or other state agencies to use that property.

Cedar Hill Cemetery, fifty acres plus in Newington. Most of this is steep slope, along Hartford Avenue it's some pretty good land, that's in the residential zone.

Balf has another twelve acres across from their quarry that they use mostly for employee parking, but that is a possible development site.

Going over to Day Street, Francis Avenue area, Standard Structural Steel, some of the older building in here, the warehouse buildings may have reuse potential opportunities, ten to twelve acres in here, and if they were to move out of town or there was some way to consolidate those properties given the amount of land that we have left, you might be looking at that area.

We did offer these businesses environmental studies, as part of our (inaudible) project and we notified them, but none of them responded to take us up on our Brownfield offers. Either they don't feel they are ready to do that, or they have the information already.

Going down Francis, you have the old Cashway site, lumber yard, and then you have the industrial building next door, which is vacant. You have five acres plus in there. TOD, the famous transit oriented development talked about, on that side of the busway, it's the New Haven Hartford Springfield line that they keep talking about for commuter rail, long range. But appropriate to talk about it in a Plan of Development that is ten years out. This is marginal property being underutilized, so what should we talk about in the Plan of Development on that.

Across the tracks, West Hill, Newington Junction all the way up Spring Street, a lot of older uses, landscape companies, auto repair shops, West Hill Mobil. The State of Connecticut could be picking up properties for the busway station, again, possibilities for reuse, long range planning in that area.

Coming down Fenn Road, a piece that I have had my eye on for a long time, and it's in the Industrial Zone, but it's close to Ella Grasso Drive, it's got pretty good views from Route 9, I think it is called the Reddick property, now owned by Mongillo. Some day, it's thirty-five acres, it's a tough piece to get into, but once you get in there, maybe an office park, some sort of small, two three acre lots, which would have an attractive office park area along Route 9. It's in the Industrial Zone. A lot of money was spent in putting a road into that site when Route 9 came through, it used to be accessible from Barbour Road, and you know, once in a while people ask about it, but they want to do box store retail in there, it's got highway access and visibility, which means it's like a quarry site first, to level it, and then come in and build it. You may be able to do something not quite that intensive.

Then you go down to the National Welding site and Hayes Kaufmann site on the corner of Cedar and Fenn, ten acres. I understand from Dave Griffith today we should, I think the court gave us our go-ahead for continuing to access National Welding to do Phase Three environmental. That site is still under foreclosure by the town. Again, TOD concepts, what does the Commission want to do with that you know, as far as mixed use, TOD density, the whole ten yards with that issue, again, it's an appropriate planning discussion.

Across the street, all of Central's property, 138 acres. Central has talked about their own busway stop, long range twenty-five, fifty years for a future campus. They are also, from my understanding, talking to these two property owners, Chef Leone, and LL Woodworking, that brick building. Central is trying to get those properties to have control of everything south of Cedar Street. This piece up here is WPOP, it's all wetlands, there really isn't much that can be done there.

The other issue with Central's piece, it affects Newington property owners down on Stamm Road, and further south on Liberty, because anything that happened here, could aggravate and affect the flooding downstream so this has to be looked at really carefully as to what happens here. The long range remedies to the flooding, Stamm Road is related to the flooding from the brook up here.

There may be other sites that I missed that you are welcome to add them, we can talk about them, but obviously, there is not a lot of land left. You look at what is left, it is limited, but that's why I put the acreage on here, so you would get some idea of what is ready to go, and the Halter piece, someone could just come in with something there and present it to you, Zaparka, that has houses on it, the sixty acres that Balf owns, in the R-20 zone, it's a good zone to hold it in, it's your most restrictive zone. So when we get back into the planning I want to work with either the full Commission or a committee and be pro-active on what the Commission wants to see here. We have talked about the CCROG and TOD concept and maybe the Commission wants to take part of that and go in a different direction, or you don't want to take any of it. Other things that overlay on this, the open space system where we know that we have fixed open space, where we has some, where we don't have open space but we want to protect, such as the ridgeline, and then some of the transportation issues.

Chairman Camilli: Those are the sites especially, just so you understand a little better, what we want to do is stay ahead of the curve. We have some sites for instance in the Industrial zone that for instance, land is so scarce, that we want to try to get the optimal use of the land, so, Ed and I talked about these opportunity sites. We can be more site specific, if we as a Commission, and we'll be taking testimony on it too, but if we designate some of these sites as opportunity sites then you can limit, even though it's in, we can call it a particular name, and limit to what can go in there. For instance, part of the Industrial zone, if you remember, when we put in the warehousing, the warehouse off of Alumni Road there.

Ed Meehan: Yes, the self storage.

Chairman Camilli: The self storage, I mean it's not an optimal use of the property so if you take for instance, and this is an example, you take storage sites out of the I Zone, and then you limit it to certain things, then again, we have control of what can go in there. If you just leave it all open, with the limited amount of land, it's, as you know, if it's stated in that particular zone, then it's permitted, so if we focus in on a particular site and say, well, it's not all the sites, but we can say some of the sites, well this is real good land, and what we would like to see here, obviously that Mongillo property there, say, well, they want to but a box store in there, but if we just took that site and we want to limit it to an office park, or whatever we want to come up with, to say, so it would preclude a big box store over there, we could do that. And that is the point that I want to make, so the Commissioners know, and I don't have any particular desires at this point, but I think.....

Ed Meehan: With planning, you can be a little bit more broad brush, you can say, for example the Mongillo site, given it's locational attributes the preference of the Planning and Zoning Commission through your Plan of Development is office uses. Then, if someone comes in for a zone change, you go back to the Plan and say, our policy is not to permit you know, warehousing, industrial uses here. We will entertain a zone change for offices or something else. That is what you use the plan for.

Chairman Camilli: Okay, that's what I'm trying to say to you now, if we, at some point identify what particular uses for particular sites, then maybe we could pin point some, if we want to.

Commissioner Pruett: Without changing the zone, but it goes against our plan, per se.

Chairman Camilli: Right, so we say, oh no, not another big box kind of thing. Again, it's restricted to a degree, but then again, I think we have to look at the land very carefully.

Commissioner Pruett: It's good, makes sense.

Chairman Camilli: So which sites and where it happens, I know, even the industrial park, you know, Ed and I talked about it, we want to try to get the optimal use of the tax dollars.

Ed Meehan: I think that, the land use component which includes the open space and the vacant land, it's already a year old since we talked about it, but we can quickly update that through our assessor's data base and the GIS, and look at this, and I need to crunch some numbers from population projections and housing numbers for you, and hopefully we will put some draft components together this fall and get them into workshops, get other boards and commissions involved. Get groups like the Greenway Alliance, Conservation Commission is willing to sit down with you on this, and it doesn't have to be a thick thesis, because it is not a brand clean two hundred acre, it's not like you have two hundred sites in town. It's more of a policy document.

Chairman Camilli: Where Loctite used to be, now that's another area that could be reconstituted, right? That's an area that has not really been utilized at this point, I don't think, is it?

Ed Meehan: Well, it's all, it's all split up.

Chairman Camilli: It's all piecemeal.

Ed Meehan: Little incubator spaces in there, and various small businesses.

Commissioner Pruett: It's like a maze.

Ed Meehan: It's very disjointed and it's one of the two or three sites in Newington to have environmental easement restrictions that run with the land. Loctite, Torrington are the two that come to mind. Any use of that property will have that baggage going forward.

Chairman Camilli: So anyhow, that is the purpose of that, so maybe at some point we can figure something out.

Commissioner Pruett: Ed, what would say approximately is left for residential acreage, off the top of your head?

Ed Meehan: Well, quickly you can add them up, you've got Halter at 27 acres, you've got 11 acres at Peckham is 38, you've got, that's it down that end of town. The Balf piece, 60 acres up on Cedar Mountain, but you know, that's, a lot of that is not useable. Then, Cedar Hill Cemetery, that's residentially zoned, but that's not really usable, you haven't, that's about it. There's a lot of little pieces here and there, that you may see come forward, but no big tracts that are going to be subdivided. I mean, you are not going to see any more Barn Hill, Waverly, Strawberry Estates, Strawberry Estates is small, you're not going to have that type of development.

Commissioner Pruett: About forty acres then.

Ed Meehan: Yeah. Then the rest of it, if you overlay an open space map, all those green areas, on top of this, you know, Newington has a fair amount of open land, it's not all in one place, again, it's spread out, except for some of the schools and stuff. I think we are going to see some creative land planning over the extension of Harmon Court to Brockett Street. I understand that is being looked at, it's the Ross property in back there, goes down to a hole. I know there are people doing survey work over there, looking at that. It makes your job harder because those are tough developments. I mean there are issues with road grades, with wetlands, and Chaffee School is down in that area, so it's not easy land to subdivide.

Chairman Camilli: Okay, any other questions. Ed, are you all set.

Ed Meehan: As I told you on the phone, we got Garfield, 28 Garfield has brought their mylars in to be signed, they haven't given us a bond yet, so I'm not going to give it to you to sign, so they are moving forward; Aldi brought their plans in to be signed, they are ready to, they were supposed to move in there tomorrow, Aldi, but there is no way. JDC has got trucks lined up everywhere. It's probably going to take another couple of weeks to get out of there. Hunter Development I mentioned brought their plans in. Newington Center LLC have brought their plans in for Lowry Place, to be signed. Wayside Fence on Fenn Road brought their plans in to be signed, so a lot of projects that were approved late in the spring, are now coming to fruition so I think we are going to see an uptake in development. Holiday Inn Express, their construction plans are coming into the Building Department for review and we are going to be busy with Shuco and ICS and Harris at the next couple of meetings.

Commissioner Cariseo: Do you have any idea who is going to replace A & P?

Ed Meehan: No, you know, I've heard small, someone mentioned Geisslers, and I've heard other rumors, but.....

Commissioner Cariseo: Highland Park, I don't see Highland Park coming in, but.....

Ed Meehan: Thirty thousand, thirty-four thousand square feet, they could add onto that if they moved into the pharmacy space.

Chairman Camilli: Anything with the post office?

Ed Meehan: Nothing.

Commissioner Pruett: You mentioned Hunter, how about that DOT synopsis that we gave them of those fourteen, fifteen points. Any feedback on that?

Ed Meehan: What I understand is that Hunter's engineers, Greeman, Peterson have been working with ConnDot to address those issues. They haven't, the State Traffic Commission, they give you a set of comments and then the clock stops ticking with them until you respond, so it's up to the applicant to move the clock forward. The burden is on the applicant, not the State. I don't know where that is, I don't know if they have tenants lined up or what is going on with that project. But the fact that they made a commitment to get the mylars in is interesting. Oh, the other project that came in and we are reviewing is the subdivision on Maple Hill. It was reduced from ten lots to eight lots. They did bring their plans in. We got them on Monday, we are looking at those to make sure that they comply with all the open space requirements. I understand that interior lot to the north is not going anywhere. It's back on the market without that being available.

Chairman Camilli: I think there's a little cloud over that.

Ed Meehan: Cloud, yeah.

Chairman Camilli: Any other questions.

XII. ADJOURNMENT

Commissioner Fox moved to adjourn the meeting. The motion was seconded by Commissioner Kornichuk. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Norine Addis,
Recording Secretary